

PUBLIC HEARING REPORT

A: Acres Homes – Carver & Cebra

APPLICANT: BGE, Inc.

LAMBERT: 5319

JURISDICTION: City of Houston

PRECINCT: Harris County Pct. 1

DISTRICT: B

PROPOSAL:

BGE, Inc. – on behalf of CD 2525 DeSoto, LLC – is requesting the deletion of proposed Major Collector Cebra Street from Druid Street to Mansfield Street and the addition of Carver Rd (from Druid Street to DeSoto Street) and Cebra Street (from Mansfield to DeSoto Streets) as Major Collectors to the Major Thoroughfare and Freeway Plan.

APPLICANT'S JUSTIFICATION and HISTORY:

Carver Road and Cebra Street are Major Collectors located within the Acres Homes Super Neighborhood (Super Neighborhood 6). The property owner plans to develop affordable housing on the approximately thirteen-acre tract that is currently bisected by the Cebra Street alignment. The proposed alignment of Carver Road/Cebra Street passes directly through the subject site, encumbering the site with a minimum required 80 feet right-of-way dedication, and any associated costs with the construction of that street as required by the City of Houston. Additionally, the alignment of the proposed Major Collector will limit the ability of the property owner to efficiently develop the remaining property for single family homes due to the size and shape of the remainder.

The proposed alignment of Carver Road in this location is unlikely to make a connection within the next 25-50 years, as most of the properties that are located in the path of the currently proposed alignment are single-family residential. One of the properties is a recently constructed single family residence, and there is also an existing Baptist Church (All Nations Baptist Church) along the proposed alignment. In 2015, Carver Road was downgraded from a Major Thoroughfare with a planned right-of-way (ROW) width of 100 feet to a Major Collectors with a variable ROW of 80-100 feet. Additionally, Major Collector Crestvale Road previously connected with Carver Road north of West Montgomery Road. However, during the 2018 City of Houston Major Thoroughfare Amendment process, the section between West Montgomery Road and Gulf Bank Road deleted from the MTFP, and Ferguson Way and Beckley Street were added as Minor Collectors to maintain connectivity to Gulf Bank Road. The property owner of the subject tract has immediate plans to redevelop. To maintain connectivity, the applicant proposes to add the existing ROW along Carver and Cebra approaching and intersecting with DeSoto Street, an existing Minor Collector.

STAFF ANALYSIS

Population & Employment Projections

A demographic analysis using projections provided by Houston-Galveston Area Council (HGAC) was conducted for the MTFP amendment proposal area. According to the HGAC data, the population of the surrounding area is expected to grow by 11.4 percent from 2015 to 2040, which is slower than expected population growth for the City of Houston and ETJ. Job density is expected to remain stagnant in the area through 2040 with a change of less than 1 percent.

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Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	5,137	3.9		697	0.5	
2020	5,669	4.3	10.4%	698	0.5	0.1%
2025	5,557	4.2	-2.0%	698	0.5	0.0%
2030	5,453	4.1	-1.9%	698	0.5	0.0%
2035	5,854	4.4	7.4%	698	0.5	0.0%
2040	5,721	4.3	-2.3%	698	0.5	0.0%
2045	5,966	4.5	4.3%	695	0.5	-0.4%
Change (2015 to 2045)	829	0.6	16.1%	-2	0.0	-0.3%
COH change (2015 to 2045)	872,669	1.7	38.7%	507,094	1.0	30.4%
COH ETJ change (2015 to 2045)	1,206,503	1.6	55.3%	512,135	0.7	77.4%

Source: 2015-2040 Demographic Projections by H-GAC released in 2017

Data represents population, jobs, and households in 2 Traffic Analysis Zones (TAZ) encompassing approximately 1,320 acres around the proposed amendment.

Land Use and Platting Activity

Land use surrounding the requested amendment is primarily single-family residential, with many vacant tracts interspersed throughout the area. A few larger industrial tracts exist along De Soto Street, and several smaller parcels are occupied by religious land uses.

Plats submitted in the last five years are primarily clustered south of Mansfield Street along Cebra and Tidwell. Some platting activity is also taking place West/Northwest of Cebra Street, along Wilburforce. Recent plats that have dedicated right-of-way to Carver/Cebra based on 80 feet ROW required include:

- Carver High School 2016-0487
- Ferguson Way Duplex 2017-0894
- Mansfield Addition 2017-0736
- Arma Park- 2018-0088

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Mansfield Addition	5/25/2017	Single Family Residential	1.76	19
Arma Park	2/01/2018	Commercial	0.93	0
La Porziuncola	4/15/2018	Single Family Residential	1.92	1
Cebra Manor	9/15/2016	Single Family Residential	0.99	9
Wilburforce Mount Zion	7/07/2016	Unrestricted Reserve	3.09	0
Orissa Culture Center	1/22/2015	Unrestricted Reserve	1.97	0
Highland Heights Park	7/19/2018	Single Family Residential	1.55	22

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Oak Forest of La Sierra	6/12/2014	Single Family Residential	9.14	82
Tidwell Townhomes	5/09/2019	Single Family Residential	7.48	98

Right of Way (ROW) Status

Carver Road from Druid Street to DeSoto Street is a 2-lane, undivided road with 60 feet of existing ROW and 20-foot pavement width. Cebra Street from Mansfield to DeSoto Street is a 2-lane, undivided street with 40 feet of existing ROW and 20-foot pavement width.

Spacing

